

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



806-373-3111
GWAMARILLO.COM



FOR SALE OR LEASE

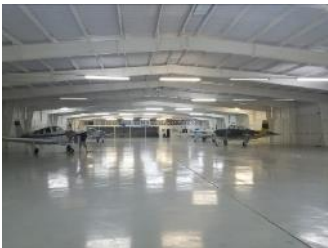
**7955 S Osage,
Amarillo, TX**

OFFICE/WAREHOUSE/HANGAR



BUILDING SIZE: 42,500 sf (170' x 250')
YEAR BUILT: 1997
LOT SIZE: +/- 2 acres
ZONING: Outside City Limits
LEASE RATE: \$8,500 / month / NNN
ASKING PRICE: \$1,390,000.00

- Metal Roof
- 3,500 sf Loft area (35' x 100')
- 16' ceiling in hangar
- Bi-fold door 60' wide x 13' 3" high
- Well and Septic
- 4 AC units, 6 heaters
- 2 sets of M/F restrooms and 1 private 3/4 bath



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

This property is represented by:
ARRA COLEMAN
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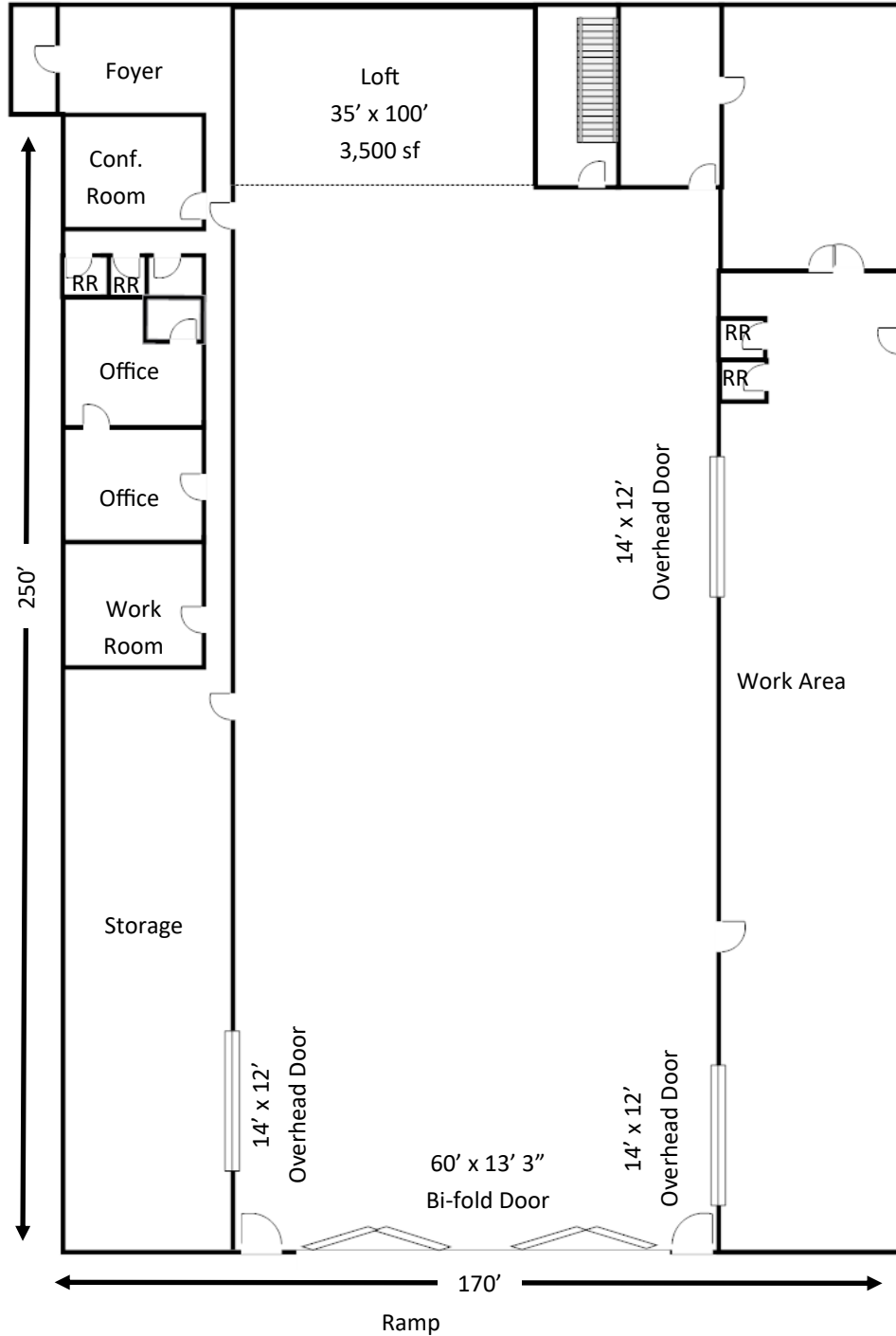
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